

REPORT OF THE PLANNING DEPARTMENT

The Planning Department provides staff support to the Planning Board and the Zoning Board of Adjustment. In 2006, a Planning Technician position was added to the Department to help meet the demand as applications to the Planning Board increased for the third consecutive year. In June, however, the position of Town Planner was once again left vacant and the remaining staff welcomed back Peer Kraft-Lund as part-time Interim Town Planner. Peer works in the Land Use Department two days a week to help the staff review applications, make recommendations to the Board, and work on the Master Plan, Zoning Ordinances and Site Plan and Subdivision Regulations. A search committee has been formed to find a permanent replacement full-time planner, but in the meantime, things are running smoothly thanks to a dedicated staff and Peer's guidance.

During 2006, the Planning Board, chaired by Jeremy Dube, considered 32 Subdivision applications; 16 Site Plan Reviews; 4 Condominium Conversions; 13 Boundary Line Adjustments; and 27 Design Reviews or Conceptual Consultations. Overall, the Planning Board had a 16% increase in active applications from the previous year. 128 new lots were approved in 2006.

Comparatively, the Zoning Board of Adjustment, chaired by Marcella Perry, saw a decrease in application activity. Only 17 variance applications, 11 special exceptions, and 1 administrative appeal were applied for in 2006. This combined number is down from 2005 by 21%. Another 10 applications were withdrawn by the applicants throughout the year. Had those applications gone to the ZBA, then the number of applications to the Board compared to the 2005 numbers would have increased in 2006.

The Planning Board continued to pursue the goal of revising the Master Plan. As we enter 2007, the Vision Chapter and the Land Use Chapter are nearly ready to go to public hearing. The Board also proposed to amend some zoning ordinances at the March 2007 vote and hope to begin work on the site plan review and subdivision regulations soon. The Planning Board also participated in the budgeting process through the Capital Improvements Plan, which plans for longer-term purchases by creating budget recommendations to be further reviewed by the Selectmen, School Board and Budget Committee.

Alton is one of the fastest growing towns in the Lakes Region. The current trend seems to support year round residential development as compared to seasonal recreational development, which will have increased impact on the school department and municipal resources in the near future. Alton's scenic beauty, convenient location and quality of life will continue to draw people to the Town for years to come. The Planning Department and the Land Use Boards will have many challenges to face as population continues to grow and development pressure becomes even greater on the Town.

Thank you to each of the citizen volunteers who dedicate so much of their time to protecting and preserving that which is Alton.

Respectfully Submitted,

Monica Jenkins
Planning Technician

+ Case #	Map/Lot	Applicant Name	App. Type	Property Location	Date App.	Date App. Approved	Comments
Continued Applications from the December 2005 Meeting							
P05-77	36/28	Brandt Development	S/P	167-173 Mount Major Hwy	10/25/05		Denied
P05-83	34/37	Holt (Winni Pavilion)	S/P	Mount Major Hwy	01/24/06	02/28/06	Condo Conversion
New Applications for the January 2006 Meeting							
P06-01	11/25	Long	SD	Lakewood Drive	02/28/06		Denied
P06-02	14/5-2	O'Brien	SD	Jesus Valley Road	02/28/06	04/18/06	3 Lot Subdivision
P06-03	12/21 and 21-8	Defilippo	Conceptual	Lily Pond Road	N/A	N/A	
P06-04	27/52	NH Electric Coop	Conceptual	Main Street	N/A	N/A	
New Applications for the February 2006 Meeting							
P06-05	2/20	RACO Development	SD	Prospect Mountain Road			Withdrawn
P06-06	5/72-7	Bystrack	DR	Rte 28 Suncook Valley Road	N/A	N/A	71 Site Seasonal Campground
P06-07	3/24-1	Welch	SD	Prospect Mountain Road	02/21/06	02/21/06	2 Lot Subdivision
P06-08	12/17	Beckett	SD	Hilltop Drive			Withdrawn
P06-09	1/16-2 and 15	Fitzpatrick	BLA	Lockes Corner Road	02/21/06	02/21/06	BLA
P06-10	10/16	Sedlari Construction	SD	Alton Mountain Road	02/28/06	04/18/06	13 Lot Subdivision With Conditions
P06-11	58/5	NSTS	SD	Timber Ridge Road	02/28/06	02/28/06	2 Lot Subdivision
P06-12	34/37	Holt (Winni Pavilion)	Condo S/D	Mount Major Hwy Rte 11	02/21/06	02/21/06	S/D Condo Conversion
P06-13	29/16	Smith	Conceptual	Main Street	N/A	N/A	Change of Use
P06-14	38/21-1	Bell	Conceptual	3117 Mount Major Hwy	N/A	N/A	
New Applications for the March 2006 Meeting							
P06-15	29/16	Smith	S/P	137 Main Street	04/18/06	04/18/06	
P06-16	8/5 and 7-1	Gray/Newola	BLA	Rte 140 Frank C. Gilman Hwy	03/21/06		
P06-17	5/42	Landry	DR	Coffin Brook Road	N/A	N/A	4 Lot Subdivision
P06-18	15/56	C&D Interests	DR	Deer Run	N/A	N/A	7 Lot Subdivision
P06-19	2/20	RACO Development	DR	Prospect Mountain Road	N/A	N/A	4 Lot Subdivision
P06-20	9/53	Prospect Min Builders	DR	New Durham Road	N/A	N/A	66 Unit Detached Condo
New Applications for the April 2006 Meeting							
P06-21	12/21 and 21-8	Defilippo	SD	Lily Pond Road			Withdrawn - Abutter Notification Error
P06-22	5/42	Landry	SD	Coffin Brook Road			Not Accepted per 5/16/06 meeting
P06-23	23/38	Boudreau Trust	DR	Prospect Mountain Road	N/A	N/A	5 Lot subdivision
P06-24	15/56 and 60	Norby/Reynolds	SD	Old Wolfeboro Road			Not Accepted per 4/18/06 Meeting
P06-25	60/07 and 09A	Whitney Trust	VLM	Mirage Cove Road			Withdrawn
P06-26	60/07	Whitney Trust	S/D	Mirage Cove Road			Withdrawn
P06-27	12/21 and 21-8	Defilippo	VLM	Lily Pond Road			Withdrawn
P06-28	12/21 and 21-8	Defilippo	S/P	Lily Pond Road			Withdrawn
P06-29	5/1/34	Dotter	Conceptual	Loveren Lane			Withdrawn

Case #	Map/Lot	Applicant Name	App. Type	Property Location	Date App. Accepted	Date App. Approved	Comments
New Applications for the May 2006 Meeting							
P06-30	11/25	Long	S/D	Lakewood Dr & Spring St Rte 11 & Rte 28	06/20/06	07/18/06	2 Lot Subdivision With conditions
P06-31	27/52	NH Electric Coop	S/D	93 Trask Side Road Rte 28A, East Side Drive	08/17/06	08/17/06	2 Lot Subdivision With conditions
P06-32	27/30	Long	S/P	Prospect Mountain Road	05/16/06	05/16/06	N/A
P06-33	14/20	Weldon Stevens	DR	Alton Mountain Road	05/16/06	05/16/06	3 Lot Subdivision
P06-34	3/26	Henderson	S/D	Deer Run Drive	05/15/06	05/16/06	5 Lot Subdivision
P06-35	10/27	Norby/Reynolds	S/D		05/22/06		Denied 6/28/06
P06-36	15/56 and 60	Svenson, Lower-Davis, Lower Davis, Inc.	Conceptual	Basin Road	N/A	N/A	BLA
New Applications for the June 2006 Meeting							
P06-38	15/25	O'Bienes	S/D	Chestnut Cove Road			Not Accepted 6/20/06
P06-39	11/25-49-1	Carpenter	Compliance	Spring Street			5/22/06 approved plans to replant site
P06-40	8/8	Gagne	S/D	Young Town Rd. & Rte. 140	06/20/06	06/20/06	2 Lot Subdivision
P06-41	14/21	N.E. Nominee Trust	S/P	East Side Drive	09/12/06		Continued
P06-42	19/8-2	Roberts Knoll Campgrnd	S/P	Rte. 28 Old Wolfeboro hgw	09/12/06		Continued
P06-43	21/15-5, 5-6	Bahre	BLA	Hopewell Road	06/20/06	06/20/06	
P06-44	29/76	Hubbard	S/P	Main St., Rte. 11	06/20/06	06/20/06	
P06-45	12/21-8	Defilipo	S/P	94 Lily Pond Road			App. not accepted 6/28/06 - suggested go to ZBA
P06-46	12/21-8	Defilipo	Condo S/D	94 Lily Pond Road	"	"	"
P06-47	12/21	Defilipo	S/P	88 Lily Pond Road	"	"	"
P06-48	12/21	Defilipo	Condo S/D	88 Lily Pond Road	"	"	"
P06-49	8/5A & 7-1	Gray	S/D	Rte. 140, Frank Gilman hwy			Not Accepted 6/20/06
P06-50	12/16	Jeddney	Conceptual	Wolfeboro Hwy, Rte. 28	N/A	N/A	Withdrawn 6/12/06
P06-51	32/43	Dunn	Conceptual	7 Barr Road	N/A	N/A	
New Applications for the July 2006 Meeting							
P06-52	26/10-1	Bahre Alton Prop.	Compliance	Homestead Plc, Range Rd Rte. 28 & Gilman Corner	07/18/06	07/18/06	Hannaford
P06-53	15/34	Chase	S/D	Monument Square	07/20/06	07/20/06	2 Lot Subdivision
P06-54	27/31	Deroche	S/P				
New Applications for the July 2006 Meeting cont.							
P06-55	5/42	Landry	S/D	Coffin Brook Road Rte. 11	06/20/06	10/17/06	3 Lot Subdivision With Conditions Withdrawn
P06-56	9/53	Alton Bay Camp	D/R	Prospect Mountain Road	07/20/06	12/21/06	5 Lot Subdivision With Conditions
P06-57	23/38	Boudreau	S/D				
P06-58	14/20	Weldon	D/R	Rte. 28A	N/A	N/A	
P06-59	8/5A, 7-1	Gray	D/R	Rte. 140	N/A	N/A	
P06-60	60/7	Whitney Trust	BLA	Minge Cove Road	07/20/06	07/20/06	
P06-61	15/35	DeJager	Conceptual	Gilman Corner Road	N/A	N/A	

Case #	Map/Lot	Applicant	Name	Type	App.	Property	Location	Date App.	Date Approved	Comments
New Applications for August 2006 Meeting										
P06-62	2/23	Holmes		S/D	Hollywood Beach Road					Not Accepted 8/17/06
P06-63	6/21-7-1-8, 1-9	Mills Cove Realty		BLA	Mauhut Shores Road	08/17/06	08/17/06			
P06-64	56/21	Stewart, Sherpick, Walsh		BLA	Woodlands Shores Road	08/17/06	08/17/06			
P06-65	15/25	O'Bleness		S/D	Chestnut Cove Road	08/15/06	08/15/06	2 Lot Subdivision		
P06-66	2/19	Currier		S/D	Suncock Valley Road	08/17/06	08/17/06	2 Lot Subdivision		
P06-67	3/23, 24-1	Welch		D/R	Prospect Mountain Road	N/A	N/A			
P06-68	3/23, 24-1	Welch		Conceptual	Prospect Mountain Road	N/A	N/A			
P06-69	2/20	RACO		S/D	Prospect Mountain Road	08/15/06	12/21/06	4 Lot Subdivision With Conditions		
P06-70	10/20	Weldon		S/D	East Side Drive (Rte. 28)	08/17/06				
P06-71	15/56, 56-2, 57, 60	Norby / Reynolds		D/R	Old Wolfeboro Road (Rte 28)	N/A	N/A			
P06-72	8/5A, 7-3	Gray		BLA	Route 140	08/15/06	10/17/06			
P06-73	8/5A, 3A	Gray		BLA	Route 140	08/15/06	10/17/06			
P06-74	8/5A, 7-1	Gray		S/D	Route 140	08/15/06	10/17/06	9 Lot Subdivision With Conditions		
P06-74A	11/27	Ligotti		D/R	Sanctuary Lane/Dan Kelly Dr.	N/A	N/A			
P06-75	50/16	Witherbee		Conceptual	Loon Cove Road	N/A	N/A			
New Applications for September 2006 Meeting										
P06-76	17/10	Mineral Springs Realty		Conceptual	NH Route 11	N/A	N/A			
P06-77	15/14-9	Masteller		MSP	East Side Drive			09/27/06		
P06-78	6/2/33	Kirkpatrick		MSP	NH Route 11			09/27/06	With Conditions	
P06-79	5/72-7	Bystrack		D/R	Suncock Valley Road (Route 28)	N/A	N/A			
P06-80	9/53	Prospect Mtn Builders		D/R, S/D	Old New Durham Road	N/A	N/A			Changed to Design Review
P06-81	2/23	Holmes Land Trust		S/D	Hollywood Beach Road	09/19/06	12/21/06	2 Lot Subdivision With Conditions		
P06-82	12/33	Nickerson		S/D	Powder Mill Road/Old Wolfeboro	09/21/06	09/21/06	3 Lot Subdivision With Conditions		
P06-83	2/20	RACO		BLA	Prospect Mountain Road	09/19/06	09/19/06			
P06-84	5/12	Brown		Conceptual	Stockbridge Corner Road	N/A	N/A			
P06-85	18/31	TRUE		Conceptual	Roberts Cove Road	N/A	N/A			
New Applications for October 2006 Meeting										
P06-86	26/10-1	Bahre AltonProperties		S/P	Route 28/Range Road	10/17/06				Withdrawn per applicant
P06-87	3/18	Liberty Towers		S/P	Prospect Mountain Road	10/17/06	10/17/06			
P06-88	10/26	Houle		S/D	Alton Mountain Road	10/17/06				Continued to February
P06-89	29/16	Smith/Cruz		S/P	Main Street					Determined to be unnecessary
P06-90	38/21-1	Bell		S/P	Mount Major Highway	10/17/06	10/17/06	With Conditions		
P06-91	11/27, 29	Ligotti / Churchill		BLA	Sanctuary Ln., Dan Kelly Dr.	11/21/06	11/21/06	cont. to Nov. per app. Request (abutter notice prob)		
P06-92	9/53	Prospect Mtn. Builders		S/D	New Durham Road	10/17/06				Denied 10/17/06, remanded by court settlement
P06-93	15/56, 60	Norby / Reynolds		S/D	Old Wolfeboro Rd & Rte 28	10/19/06	01/16/07	19 Lot Subdivision With Conditions		
P06-94	29/52	Moore		MSP	Main Street	10/25/06	10/25/06			

